



**CITY OF MESA**  
Great People, Quality Service!

## ZONING ORDINANCE

## CITY OF MESA PLANNING DEPARTMENT

## SUMMARY OF THE RESIDENTIAL DISTRICTS

| DIST  | MINIMUM LOT SIZE |       |       | MAXIMUM DENSITY<br>DWELLING UNITS/<br>AC. |       | MAXIMUM BUILDING<br>HEIGHT | MINIMUM YARD SETBACKS |      |       |                |      | MAX<br>ROOF<br>AREA |
|-------|------------------|-------|-------|-------------------------------------------|-------|----------------------------|-----------------------|------|-------|----------------|------|---------------------|
|       | AREA             | WIDTH | DEPTH | CONVEN'L*                                 | PAD** |                            | FRONT                 | SIDE |       | STREET<br>SIDE | REAR |                     |
|       |                  |       |       |                                           |       |                            |                       | MIN  | TOTAL |                |      |                     |
| AG    | 10 AC            | 400'  | —     | 0.1 DU/AC                                 | —     | 30'/2<br>STORY             | 30'                   | 60'  | 120'  | 60'            | 60'  | 15%                 |
| R1-90 | 90,000<br>SF     | 150'  | —     | 0.5                                       | 0.48  | 30'/ 2<br>STORY            | 30'                   | 20'  | 40'   | 20'            | 30'  | 20%                 |
| R1-43 | 43,560<br>SF     | 130'  | —     | 1.0                                       | 1.0   | 30'/ 2<br>STORY            | 30'                   | 10'  | 30'   | 30'            | 30'  | 20%                 |
| R1-35 | 35,000<br>SF     | 130'  | 150'  | 1.0                                       | 1.24  | 30'/ 2<br>STORY            | 30'                   | 10'  | 30'   | 10'            | 30'  | 30%                 |
| R1-15 | 15,000<br>SF     | 115'  | 120'  | 2.1                                       | 2.90  | 30'/ 2<br>STORY            | 30'                   | 7'   | 20'   | 10'            | 30'  | 35%                 |
| R1-9  | 9,000<br>SF      | 80'   | 100'  | 3,3                                       | 4.84  | 30'/ 2<br>STORY            | 25'                   | 7'   | 17'   | 10'            | 25'  | 40%                 |
| R1-7  | 7,000<br>SF      | 70'   | 94'   | 4.0                                       | 6.22  | 30'/ 2<br>STORY            | 20'                   | 5'   | 15'   | 10'            | 20'  | 40%                 |
| R1-6  | 6,000<br>SF      | 60'   | 94'   | 4.7                                       | 7.26  | 30'/ 2<br>STORY            | 20'                   | 5'   | 15'   | 10'            | 20'  | 40%                 |

\* For conventional subdivisions density is based on gross acreage which excludes any public right-of-way dedicated prior to platting. Credit will be given for any additional public right-of-way dedicated in conjunction with the plat.

\*\* For P.A.D. subdivisions density is based on net acreage which excludes all public right-of-way previously dedicated or to be dedicated in conjunction with the plat. Credit will be given for all private streets or drives.

### SUMMARY OF PERMITTED USES

The City of Mesa is divided into several zoning districts in an effort to encourage and guide growth and development within the City. All uses permitted in each of these zones are specifically listed in the Zoning Ordinance. The following uses are **typical** of those allowed in each zone.

**AG Agricultural District:** Single-family residence, public or parochial school, church, aviaries, livestock rearing, foster home, group home

**R1-90 Rural Residence District:** Single-family residence, public or parochial school, church, foster home, aviaries, cultivation of tree, field or bush crops

**R1-43 Rural Residence District:** same as R1-90

**R1-35 Estate District:** Single-family residence, public or parochial school, church, foster home, group home

**R1-15 Estate District:** same as R1-35

**R1-9, R1-7, R1-6 District:** Single-family residence, public or parochial school, church, foster home, group home

Visit [www.ci.mesa.az.us/planning](http://www.ci.mesa.az.us/planning) for complete Zoning Ordinance information.